073.0	0002	0018.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	738,100 /	738,100
					USE VALUE:	738,100 /	738,100
					ASSESSED:	738,100 /	738,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		PAMELA DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TYRRELL KERRY K/ TRUSTEE
Owner 2:	KERRY K TYRRELL 2019 FAMILY TR
Owner 3:	
Street 1:	11 PAMELA DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TYRRELL KERRY K -
Owner 2:	-
Street 1:	11 PAMELA DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .223 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1962, having primarily Vinyl Exterior and 1778 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9709.000	237,900	2,300	497,900	738,100
Total Card	0.223	237,900	2,300	497,900	738,100
Total Parcel	0.223	237,900	2,300	497,900	738,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.13 /Parcel: 415.13

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 073.0-0002-0018.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	237,900	2300	9,709.	497,900	738,100		Year end	12/23/2021
2021	101	FV	237,900	2300	9,709.	497,900	738,100		Year End Roll	12/10/2020
2020	101	FV	237,900	2300	9,709.	497,900	738,100	738,100	Year End Roll	12/18/2019
2019	101	FV	217,200	2400	9,709.	462,300	681,900	681,900	Year End Roll	1/3/2019
2018	101	FV	217,200	2400	9,709.	462,300	681,900	681,900	Year End Roll	12/20/2017
2017	101	FV	217,200	2400	9,709.	405,400	625,000	625,000	Year End Roll	1/3/2017
2016	101	FV	217,200	2400	9,709.	369,900	589,500	589,500	Year End	1/4/2016
2015	101	FV	197,200	2500	9,709.	327,200	526,900	526,900	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6166

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TYRRELL KERRY K	72147-337	1	1/22/2019	Convenience	1	No	No		
BOTTOLFSON DORO	34864-602		2/20/2002	Family	335,000	No	No		
BOTTOLFSON RALP	10057-900		2/26/2001	Family		No	No		
	10057-400		6/15/1962			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	CC	Chris C
4/6/2009	Measured	345	PATRIOT
4/30/2002	MLS	MM	Mary M
10/14/1999	Meas/Inspect	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

46426

GIS Ref

GIS Ref

Insp Date

10/05/18

!6166!

PRINT

Date	Time
12/30/21	03:25:53

LAST REV

Date	Time
02/07/19	08:02:14
mmcmakin	

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	46426
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9709		Sq. Ft.	Site		0	70.	0.73	12									497,890						497,900	

Total AC/HA:	0.22289	Total SF/SM:	9709	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	497,890	Spl Credit		Total:	497,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	129.533
Other Features:	91500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	342296
Depreciation:	106112
Depreciated Total:	236184

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

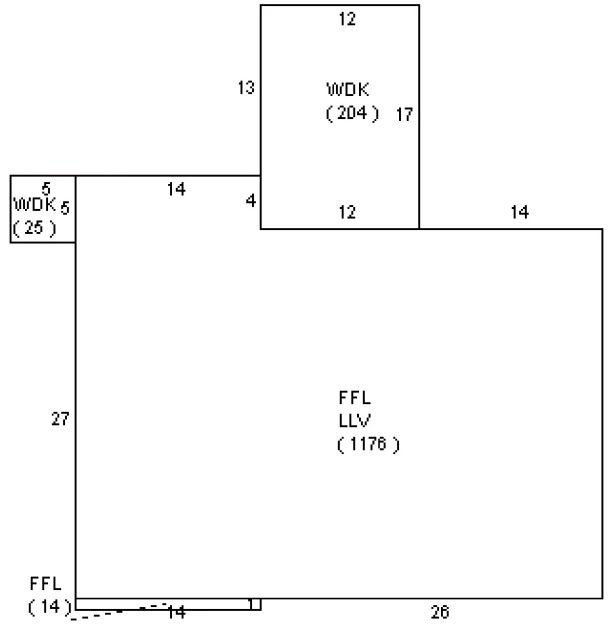
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	129.53
Special Features:	1700	Val/Su Net:	91.68
Final Total:	237900	Val/Su SzAd	199.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,190	129.530	154,144
LLV	Lower Level	1,176	80.150	94,254
WDK	Deck	229	10.470	2,398

Net Sketched Area:	2,595	Total:	250,796
Size Ad	1190	Gross Area	2595	FinArea	1778
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 073.0-0002-0018.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	16X10	A	AV	1970	7.25	T	39.2	101			700			700
A2	WOOD SHD	D	Y	1	16X8	A	AV	1980	7.56	T	31.2	101			700			700
22	Wood Deck	D	Y	1	6X16	A	AV	1970	16.00	T	39.2	101			900			900
96	Whirl Pool	D	S	1	4	A	AV	1999	500.00	T	16	101			1,700			1,700

More:	N	Total Yard Items:	2,300	Total Special Featues:	1,700	Total:	4,000

IMAGE

AssessPro Patriot Properties, Inc